



Selbon

Residential sales & lettings

Ramsdell Road, Fleet,
Hampshire, GU51 1DA
Guide price £300,000 Leasehold

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01252 979300
Selbonproperty.co.uk

- No Onward Chain
- Sought After Development
- Living/Dining Area
- Two Generous Bedrooms
- Close To Nature Reserve
- First Floor Apartment
- Two Allocated Parking Spaces
- Balcony Overlooking Woodlands
- Two Bathrooms
- Close to Local School & Amenities

Selbon Estate Agents are delighted to offer to the market this two-bedroom first floor apartment which is situated on the sought-after development of Elvetham Heath. The property offers spacious and flexible accommodation throughout with the added benefit of two parking spaces, two bathrooms, balcony and no onward chain.

Accommodation comprises of a spacious entrance hall which leads to the generous living/dining room with French doors opening out onto the balcony, which offers views over woodland. The kitchen offers a range of appliances including oven, hob, fridge/freezer, dishwasher and plenty of storage space. The two generous bedrooms both offer built in wardrobes with the main bedroom benefiting from an en-suite shower room. The accommodation is finished with the main bathroom which offers sink, toilet and bath with shower overhead and ample storage throughout the property.

Outside Rotherwick House you have communal gardens and two allocated parking spaces for the property.

Elvetham Heath is conveniently located with facilities including; Morrison's supermarket, pub, church, school and local nature reserve offering pleasant walking and cycle routes.

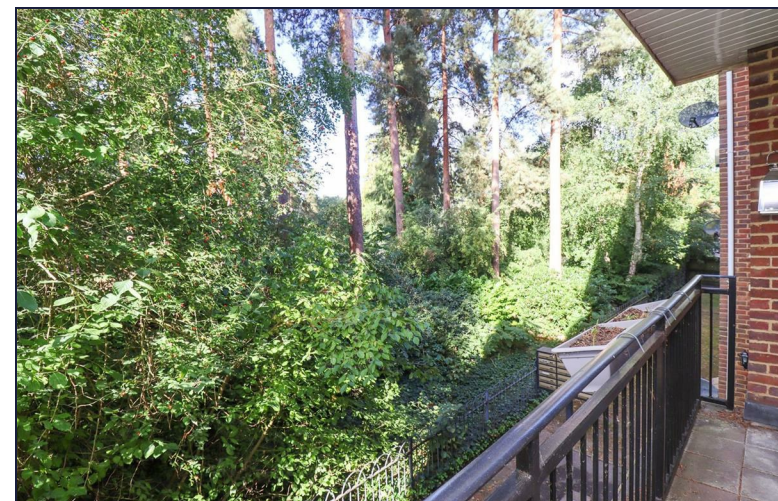
There is easy access to Fleet town centre with an array of shops, pubs and restaurants with Fleet mainline railway station (Waterloo line) also within walking distance. There are excellent communication links including the M3 & M4 motorways as well as the A30 & A3.

Additional Information

Service Charge - £890 per year

Ground Rent - £200 per annum

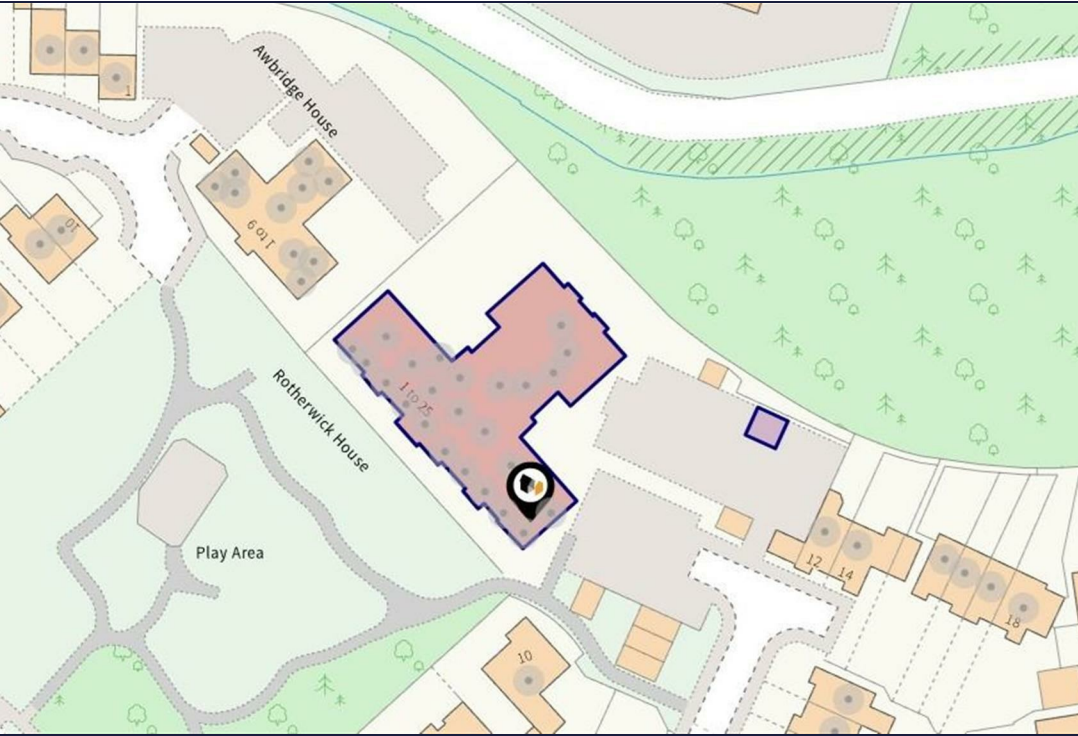
Length of Lease – 150 years from 2001 Approximately 126 years remaining





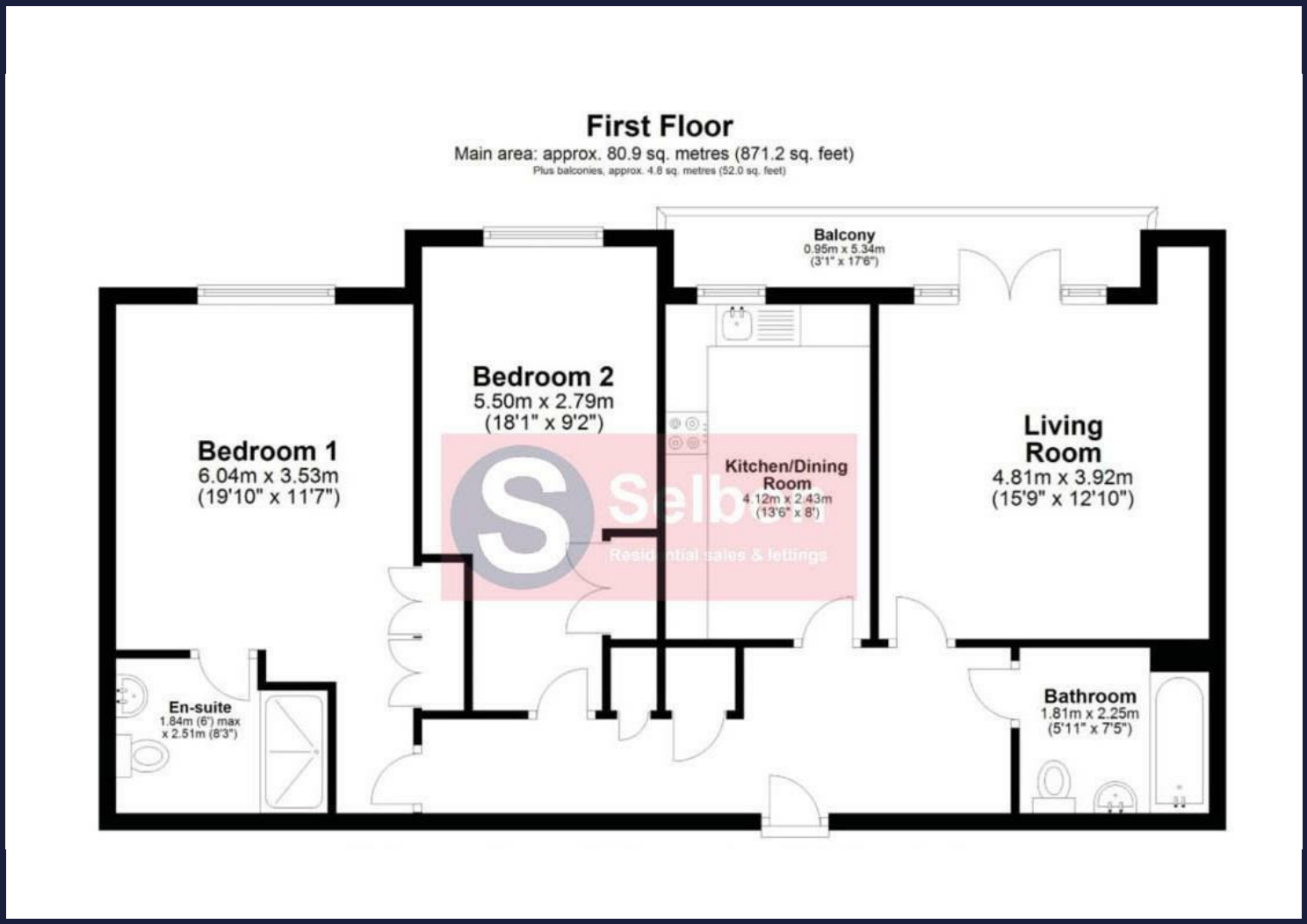




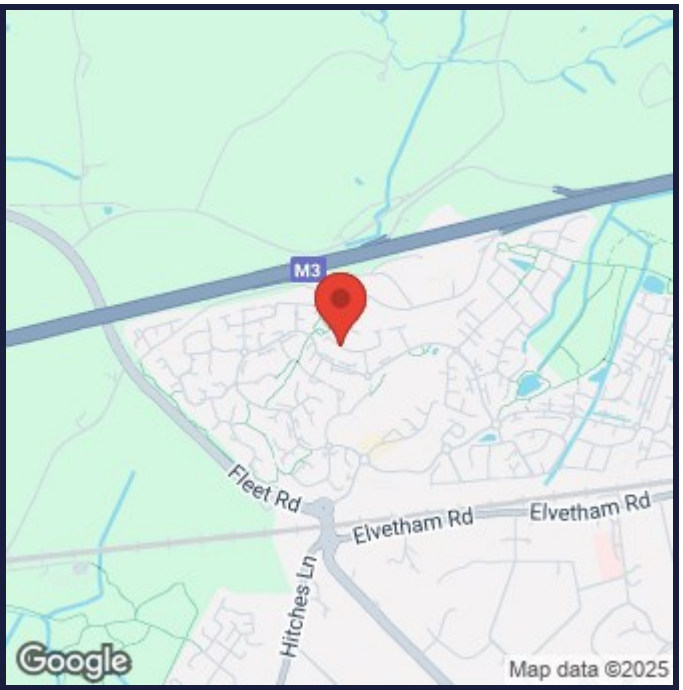




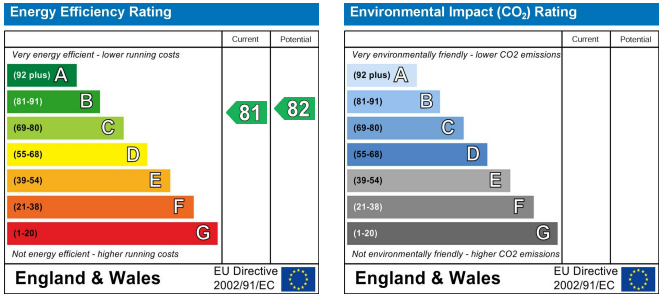
Floor Plans



Area Map



Energy Performance Graph



Viewing

For further information on this property or to arrange a viewing please contact Selbon Estate Agents on 01252 979300

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Council Tax Band: C